



Order Filed on July 7, 2020  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

836313  
PHELAN HALLINAN DIAMOND & JONES, PC  
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856-813-5500  
Attorneys for WELLS FARGO BANK, N.A.

In Re:

YONG SUCK LEE A/K/A ROBERT LEE

Debtor

Case No.: 18-11532 - VFP

Hearing Date: 07/02/2020 @ 10:00 AM

Judge: Vincent F. Papalia

Chapter: 13

Recommended Local Form: ☒ Followed ☐ Modified

**ORDER VACATING STAY**

\_\_\_\_ The relief set forth on the following page is hereby **ORDERED**.

**DATED: July 7, 2020**

A handwritten signature in black ink, appearing to read "Vincent F. Papalia".  
\_\_\_\_\_  
**Honorable Vincent F. Papalia**  
**United States Bankruptcy Judge**

Upon the motion of WELLS FARGO BANK, N.A., under 11 USC §362(d) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real Property more fully described as:

22 MCCAIN CT, CLOSTER, NJ 07624

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

☐ Personal property more fully described as:

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

*rev. 7/12/16*

United States Bankruptcy Court  
District of New JerseyIn re:  
Yong Suck Lee  
DebtorCase No. 18-11532-VFP  
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
Form ID: pdf903Page 1 of 1  
Total Noticed: 1

Date Rcvd: Jul 07, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 09, 2020.

db +Yong Suck Lee, 22 McCain Court, Closter, NJ 07624-2304

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jul 09, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 7, 2020 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor Toyota Lease Trust dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com

Jae Y. Kim on behalf of Creditor JR ARTS AND CRAFTS CO., LTD jkim@jyklaw.com, jhkim@jyklaw.com; jyklaw@yahoo.com; kimjr83713@notify.bestcase.com

Jessica M. Minneci on behalf of Debtor Yong Suck Lee jminneci@middlebrooksshapiro.com

Joseph E Collini on behalf of Plaintiff Sang Pak emcolaw@optonline.net

Joseph E Collini on behalf of Creditor Newmax Trading Corp emcolaw@optonline.net

Joseph E Collini on behalf of Plaintiff Newmax Trading Corp emcolaw@optonline.net

Joseph E Collini on behalf of Creditor Sang Pak emcolaw@optonline.net

Joseph M. Shapiro on behalf of Debtor Yong Suck Lee jshapiro@middlebrooksshapiro.com

Joseph M. Shapiro on behalf of Defendant Yong Suck Lee jshapiro@middlebrooksshapiro.com

Kevin Gordon McDonald on behalf of Creditor Toyota Lease Trust kmcdonald@blankrome.com, bkgroup@kmlawgroup.com

Marie-Ann Greenberg magecf@magtrustee.com

Melinda D. Middlebrooks on behalf of Debtor Yong Suck Lee middlebrooks@middlebrooksshapiro.com, melindamiddlebrooks@gmail.com

Robert Davidow on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com

Sam Della Fera on behalf of Mediator Sam Della Fera sdellafera@msbnj.com

U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 15